



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, APRIL 13, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **April 13, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. **H05-010. Site Development Permit** to convert an existing single-family residence into a duplex by adding an attached unit to the rear of the existing single-family house, on a 0.20 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of North 34th approximately 295 feet south of McKee Road (247 N 34TH ST) (Martins Serafim L And Maria C, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt. **Defer to 4/20/05**

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR04-131. Tree Removal Permit** to remove one Cedar tree 84 inches in circumference on a 0.25 gross acre site in the R-1-8 Residence Zoning District, located at 1032 Avondale Street (Borges Roland And Jennifer, Owner). Council District 1. CEQA: Exempt. **Deferred from 3/30/05**
- b. **TR05-013. Tree Removal Permit** to legalize the removal of one Pine tree, approximately 58 inches in circumference, and to remove one Pine tree 58 inches in circumference on a 0.14 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located at/on the 1508 Cameo Drive (Pitts William F Iii Trustee, Owner). Council District 1. CEQA: Exempt. **Deferred from 3/30/05**
- c. **PD04-041. Planned Development Permit** to construct 15 multi-family attached residential units (condominiums Tuscany Hills) on a 0.83 gross acre site in the A(PD) Planned Development Zoning District, located on the northside of Hillsdale Avenue, opposite the terminus of Vista Park Drive (9352 TRACT) (KB Home South Bay Inc. Steven Bull, Owner). Council District 7. SNI: None. CEQA: Use of Final EIR prepared for PDC99-10-083, adopted by City Council resolution No. 70194 on March 6, 2001. **Deferred from 3/30/05**

- d. **PD04-086. Planned Development Permit** to allow one existing and one new single-family residence in the R-1-8 Single-Family Residence Zoning District, located at/on the southwest corner of Pine Avenue and Cottle Avenue (1260 PINE AV) (Mr Fred Fortune, Owner). Council District 6. CEQA: Exempt.
- e. **TR05-020. Tree Removal Permit** request to remove one (1) Modesto Ash tree 118 inches in circumference on a 0.21 acre site in the R-1-8 Single-Family Residence Zoning District, located at 1570 Keesling Avenue, (Goodwin Cynthia A Trustee, Owner). Council District 6. CEQA: Exempt
- f. **TR05-009. Tree Removal Permit** to remove two Redwood trees, 134" and 92" in circumference, on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the west side of South 12th Street approximately 145 feet northerly of East Virginia Street (761 S 12TH ST) (Perkins Glenda D Trustee, Owner). Council District 3. CEQA: Exempt.
- g. **TR01-092. Tree Removal Permit** to remove one Sycamore tree 74 inches in circumference on a 0.33 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the southwest corner of Hillcrest Drive and Indian Springs Court (1293 Hillcrest Drive), Jane Warren, Owner). Council District 10. CEQA: Exempt
- h. **TR04-148. Tree Removal Permit** to remove one Pine Tree 96 inches in circumference in the R-M Multiple Residence Zoning District, located at 3807 Barker Drive (Noonan Margaret L And Peter B, Owner). Council District 1. CEQA: Exempt.
- i. **TR01-152. Tree Removal Permit** to remove one Eucalyptus tree approximately 92 inches in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Park Essex Place approximately 150 feet easterly of Park Paxton Place (76 PARK ESSEX PL) (Hugh Sider, Owner). Council District 10. CEQA: Exempt.
- j. **PDA92-038-03. Planned Development Permit Amendment** to allow installation of an ATM for a credit union on a 2.23 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of Blossom Hill Road, approximately 500 feet easterly of Santa Teresa Boulevard (846 Blossom Hill Road) (Main Street Tenancy-In-Common, Owner). Council District 10. SNI: None. CEQA: Exempt.
- k. **SP05-001. Special Use Permit** to allow a 576 square foot detached accessory building on a 0.29 gross acre site in the R-1-8(PD) Planned Development Zoning District, located at/on the 27 Park Warren Place (Ramos Robert A And Sue, Owner). Council District 10. SNI: None. CEQA: Exempt.
- l. The projects being considered are located on the southeast corner of Stauffer Boulevard and Kyle Park Court (1939 Monterey Road), on a 4.33 gross acres site in the IP Industrial Park Zoning District (1931 Monterey LLC, Monterey Investment Group (MIG), LLC, Owner). Council District 7. SNI: None. CEQA: Exempt.

1. **SP04-065. Special Use Permit** to allow a wholesale sales establishment within an existing industrial building.
2. **H05-001. Site Development Permit** to construct an approximately 1,804 square foot mezzanine addition within an existing industrial warehouse building.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PD05-003. Planned Development Permit** for architectural and landscape design for 105 single-family detached residential units on a 13.1 gross acre site in the A(PD) Planned Development Zoning District, located at the south side of East William Street approximately 400 feet westerly of McLaughlin Avenue (Union Pacific Corp, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Mitigated Negative Declaration. **Continued from 3/30/05.**
- b. **PD04-090. Planned Development Permit** to allow approximately 256,000-square feet of new hospital and medical office uses including a emergency helipad. on a 34.22 gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of McKee Road and North Jackson Avenue (2150 MCKEE RD) (San Jose Healthcare Systems, Lp, Owner). Council District 5. SNI: None. CEQA: EIR for the Regional Medical Center Expansion Project.
- c. **PT04-103. Planned Tentative Map Permit** to consolidate eight parcels into one lot for 124 single-family attached residential units on a 0.77 gross acre site in the A(PD) Planned Development Zoning District, located at the west side of San Pedro Street approximately 130 feet northerly of West Saint James Street (169 W ST JAMES ST) (City Heights Llc, Owner). Council District 3. SNI: None. CEQA: Use of Downtown Strategy Plan EIR, Resolution No. 68839.
- d. **PD04-089. Planned Development Permit** to construct 55 single-family detached residences, private open space, and circulation on an 8.6 gross acre site in the A(PD) Planned Development Zoning District, located at the southeast corner of South 12th Street and Orvis Avenue (9645 TRACT) (San Jose Bible College, Owner; KB Homes Steve Bull, Developer). Council District 3. SNI: University. CEQA: Mitigated Negative Declaration, File No. PDC03-094.

This concludes the Planning Director's Hearing for April 13, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>
PUBLIC INFORMATION COUNTER
(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

March 30, 2005

PUBLIC HEARINGS

1. DEFERRALS

- a. TR04-131 Defer to 4/13/05**
- b. TR05-013 Defer to 4/13/05**
- c. PD04-041 Defer to 4/13/05**

2. CONSENT CALENDAR

- a.1. PDA87-074-03 APPROVED**
- a.2. ABC05-001 APPROVED**
- b.1. PD05-008 APPROVED**
- b.2. PT05-005 APPROVED**
- c. TR04-134 APPROVED**
- d. TR05-003 APPROVED**
- e. TR04-149 APPROVED**
- f. TR05-010 APPROVED**
- g. TR04-150 APPROVED**

3. PUBLIC HEARING

- a. ABC04-014 DENIED**
- b. TR04-125 DENIED**
- c. PD05-003 CONTINUED TO 4/13/05**